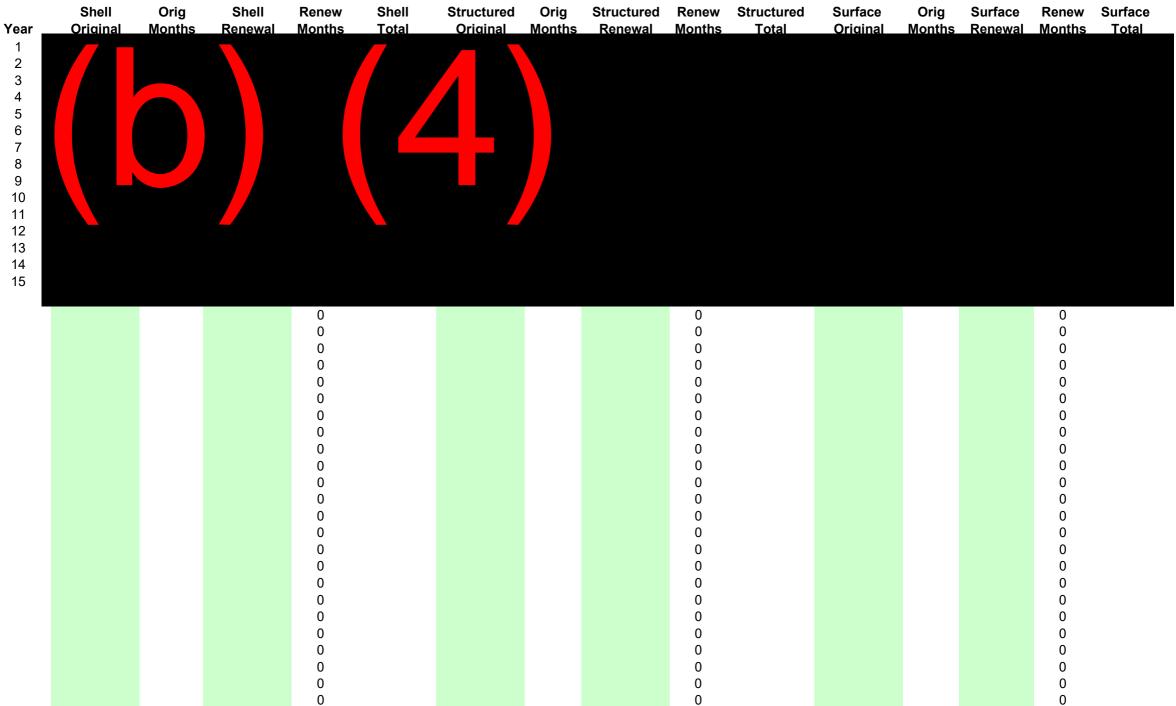
BASIC PRESENT VALUE ANALYSIS Warwick - ICE Discount Rate 5.00% **Building Name** 443 Jefferson Blvd. **Escalation Rate** 2.50% **Building Street Address** Building City, State, Zip Code Warwick, RI 02886 **Parking Escalation Rate** 2.50% Offeror's Name Cape Moraine, LLC ICE Present Value per USF **Client Agency** b) (4) Months Years Term Total Term to be Evaluated Per RLP. in Months 180 15 0 180 15 0 Initial Term (months) Renewal Term (months) 0 0 0 Square Footage & Parking Rentable Square Feet 24,077 R/U Factor ANSI/BOMA Office Area (Usable) 20,579 1.169979105 Structured Parking Spaces 0 Surface Parking Spaces 130 Rent Ν Does Shell Rent Step? (Y/N) Does Parking Rate Step? (Y/N) n Does Parking Rate Escalate? (Y/N) n Does Offer Include Free Rent? (Y/N) n **Initial Term Annual Rent** Rate per USF Shell Rent 521.060.28 Op Cost (in Lease) Op Cost (Government) Amortization of TIA Total Lessor's Overhead and Fees Rate Per Sq Ft for Security Structured Parking Rate Surface Parking Rate **Tenant Improvement Allowance** Office Area (Usable) Total TIA Principal Total TIA Rate pusf provided in Annual Rent \$ Lessor's Amortization Rate Months Term in Months to Amortize TIA 15 0 Total Lessor's Overhead and Fees Overtime Utilities Annual OT **Lump Sum and Broker Credit** Number of Estimate Hours 0 Charge Total Lump Sur \$ Rate Per Hour Commission Credi Does Overtime Charge Escalate? (Y/N) **Building Specific Amortized Capital Total Cost of Security** Security Amortization Rate Years Months Term in Month to Amortize Security 15 0 Rate Per Sq Ft for Security

Present Value Calculation



Stepped Rent Input
Enter Value For Each Year of Lease



Free Rent Input Input Value for Each Year(partial year)

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(D17)

Lessor's Total Overhead and Fees = Total Fee Cost (D16) / Total Allowance

Total Allowance

Total Lessor's Overhead and Fees